

DOOR COUNTY WISCONSIN



FORECLOSURE PROPERTIES

To be sold by sealed bid at the November 14th
Finance Committee Meeting

BIDS DUE: November 10th, 2023
(Must be received by 10 a.m.)

PROPERTIES AVAILABLE

| | |
|---|--------------------------|
| Town of Baileys Harbor | 002-11-0133 |
| Marina Condo Unit (Boat Slip) at Baileys Harbor Yacht Club | |
| Town of Baileys Harbor | 002-04-31312811 |
| 25.48 Acres with Buildings at 2521 Grove Road | |
| Town of Egg Harbor | 008-16-0351 |
| Harbour Village Resort Condo, Unit 351 at 5840 State Hwy 42 | |
| Town of Sevastopol | 022-02-06282643B |
| 2.1 Acres lot, Pine Tree Road | |
| Town of Sevastopol | 022-02-32282623B4 |
| 0.61 Acre lot on Gordon Road | |
| City of Sturgeon Bay | 281-24-11060100 |
| 0.798 Acre lot on S 16 th Pl | |

Door County Treasurer
421 Nebraska Street
Sturgeon Bay, WI 54235
(920) 746-2286

Important Change

If an effort to cut down on the cost of producing and mailing this booklet, we will be trying out an electronic delivery method for the next sale booklet that is produced. What this means is that we will need you to let us know an active email address that we can place in our listing so you continue to receive this information whenever the County has property to sell. If we do not hear from you, we will assume you no longer wish to receive notice of properties that are for sale.

The information we will need from you is your name and your email address. Also, please let us know that you are submitting this information to be placed on the listing for the foreclosure sale booklet. Please contact us using one of the methods listed below:

Email: treasurer@co.door.wi.us

Phone: 920-746-2286

Mail: Door County Treasurer
421 Nebraska Street
Sturgeon Bay, WI 54235

Only bids submitted on the approved bid form will be considered as adequate bids in the sale process. Please be sure to use that form located at the back of the packet.

The packet with all of the parcel information can be found in the Treasurer's office or on the county website for you viewing.

<https://www.co.door.wi.gov/485/Foreclosed-Property-For-Sale>

DISCLAIMER

Door County does not warranty or guaranty the accuracy of any information contained within this pamphlet concerning the subject real estate. Door County makes no representations as to zoning and planning laws or regulations, land use, dimensions or actual legal boundaries of the land, access to the land, topography of the land, drainage patterns of the land and neighboring properties, wetlands on the property, floodplain areas, soil type or quality, water supply or quality, or other natural or man-made features or characteristics of the real estate. Door County makes no representations as to the availability of community services such as sewage disposal, waste disposal, electricity, natural gas/fuel oil/propane gas, road maintenance, snow plowing, police protection, fire protection or other services or conveniences. Door County will not undertake the responsibility for inspection, replacement, repair, remediation and/or clean-up of wells, septic systems, holding tanks, mound systems, structures, environmental hazards or pollution, or hazardous waste or materials located over, beneath, in or on the real estate. ***This real estate is sold “as is”, and buyer must trust to her/his own inspection.***

Door County Treasurer
Ryan Schley

SALE OF TAX DELINQUENT REAL ESTATE

Door County through its Finance Committee will sell the parcels of property contained in this booklet in accordance with Section 75.69 Wisconsin Statutes.

Terms of the Sale:

Bids must be legibly printed or type written on the approved bid form. Bidders' performance may not be dependent on the happening of a contingency (e.g. financing, sale of real estate, etc.). Each bidder must submit, with each bid, a certified check, cashier's check or money order payable to the "County of Door" in a sum equal to ten percent (10%) of the bid price. Bids and deposits must be sealed in an opaque envelope labeled **"Bid for Tax Delinquent Real Estate – Parcel Number _____"**. Bids and deposits must be received no later than **10:00 a.m. on Friday, November 10, 2023** at the Door County Treasurer's Office, 421 Nebraska Street, Sturgeon Bay, WI 54235. Bids will be submitted to the Door County Finance Committee and will be opened and considered at the Finance Committee's November 14th, 2023 meeting at the Door County Government Center, 421 Nebraska Street, Sturgeon Bay, Wisconsin. Bids and deposits not timely received will not be accepted.

Successful bidder(s) must pay balance of purchase price within thirty (30) days of acceptance. If the successful bidder fails to perform, for any reason, the deposit shall not be refunded.

The real estate shall be sold **"as is"**, and Buyer must trust to her/his own inspection. Door County makes no representations as to zoning and planning laws or regulations, land use, dimensions or actual legal boundaries of the land, access to the land, topography of the land, drainage patterns of the land and neighboring properties, wetlands on the property, floodplain areas, soil type or quality, water supply or quality, or other natural or man-made features or characteristics of the real estate.

Door County makes no representations as to the availability of community services such as sewage disposal, waste disposal, electricity, natural gas/fuel oil/propane gas, road maintenance, snow plowing, police protection, fire protection or other services or conveniences. Door County will not undertake the responsibility for inspection, replacement, repair, remediation and/or clean-up of wells, septic systems, holding tanks, mound systems, structures, environmental hazards or pollution, or hazardous waste or materials located over, beneath, in or on the real estate.

No abstract of title, title insurance or survey will be provided by Door County.

The Buyer shall have an evaluation of any existing private onsite wastewater treatment system completed and written report submitted to the Door County Land Use Services' Department within 15 days of the date of the scheduled closing.

Any person who was the owner of any right, title or interest in land which was lost by foreclosure of tax lien(s) by action in rem may, within two (2) years [and within six (6) years in the case of fraud] from the date of entry of such judgment commence an action to set aside the judgment pursuant to and in accordance with Section 75.521 Wisconsin Statutes.

If this sale is set aside for any reason in the future, Door County's liability to Buyer is limited to the return of the purchase price. Buyer shall have no further recourse against Door County.

The Door County Finance Committee reserves the right to reject any and all bids or to accept those it deems in good faith to be most advantageous to Door County.

The Door County Finance Committee reserves the right to waive irregularities, informalities and technical defects in bid proposals. Every bid less than the appraised value of the property shall be rejected the first-time real estate is advertised for sale.

Criteria used by the Finance Committee in determining the acceptance of a bid may include:

1. Adequacy of the bid price
2. The proposed use of the real estate
3. Whether the land will be subject to real estate taxes.
4. The sale which is most advantageous to Door County.

The Door County Finance Committee may consider bids submitted by former owners, heirs, or adjacent property owners.

If the Finance Committee determines that two (2) or more of the bids are acceptable, the bid prices are equal, all criteria are met and either or all sales would be equally advantageous to the County, the sale of said property will be determined by "lots" with the winner being awarded the parcel at the price they bid.

Conveyance shall be by quit claim deed. The Bidder shall be the Grantee.

Bid forms are available at the end of this booklet or from the Door County Treasurer's Office.

Parcel 002-11-0133 (Town of Baileys Harbor)

Location: Marina at Baileys Harbor Yacht Club (Unit M)

Description: The subject property is a Marina Condo (Boat Slip) on the permanent pier that borders the Baileys Harbor Yacht Club. It is a deep water slip with shore power and water hookup. The dock consists of a floating pier (finger pier) that attaches to the permanent structure during the summer season.

****Annual fees and improvement assessments may be imposed by the association. ****

Assessed Value for 2020: \$ 6,700

2020 Taxes: \$ 73.51

Fair Market Value for 2020: \$ 7,000

APPRAISED VALUE: \$2,500 (NO MINIMUM BID)



Parcel 002-04-31312811 (Town of Baileys Harbor)

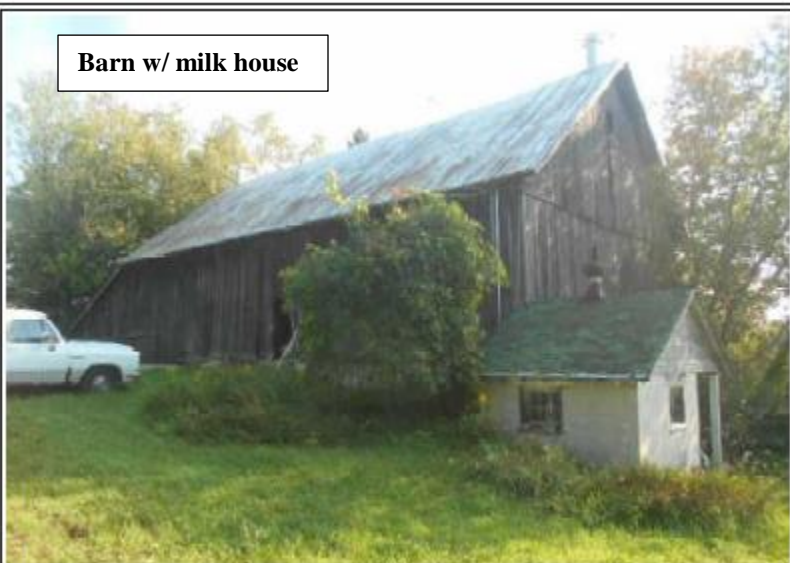
Location: 25.48 Acres with Buildings at 2521 Grove Road

Description: This parcel is in the Town of Baileys Harbor and is zoned Estate (ES) under the terms of the Door County Comprehensive Zoning Ordinance. The lot could be further subdivided. With required permits, the lot may be used for construction purposes subject to compliance with required setback, use, impervious surface limitation, and sanitary regulations.

Assessed Value for 2022: \$ 216,500
Fair Market Value for 2022: \$ 289,500

2022 Taxes: \$ 2,405.51

APPRAISED VALUE: \$277,000 (MINIMUM BID REQUIRED)



Parcel 008-16-0351 (Town of Egg Harbor)

Location: Harbour Village Resort Condo; Unit 351 at 5840 State Hwy 42

Lot dimensions: 48.43' of road frontage x 60' MOL and 40' at the rear.

Description: The Town of Egg Harbor is not in the county's zoning jurisdiction. Contact town officials for information about development requirements.

Assessed Value for 2022: \$ 14,800

2022 Taxes: \$ 144.48

Fair Market Value for 2022: \$ 20,100

APPRAISED VALUE: \$15,000 (MINIMUM BID REQUIRED)



Parcel 022-02-06282643B (Town of Sebastopol)

Location: 2.1 Acre Lot; Pine Tree Road

Description: This parcel is in the Town of Sebastopol and is in county comprehensive zoning jurisdiction, but is not a buildable parcel. It is entirely comprised of a portion of the Pine Tree Road easement.

Assessed Value for 2022: \$ 200

2022 Taxes: \$ 2.55

Fair Market Value for 2022: \$ 300

APPRAISED VALUE: \$300 (MINIMUM BID REQUIRED)



Parcel 022-02-32282623B4 (Town of Sevastopol)

Location: 0.61 Acre lot on Gordon Road; lot dimensions 102.20 x 261.80

Description: This parcel in the Town of Sevastopol is zoned Single-Family 20,000 (SF20) under the terms of the Door County Comprehensive Zoning Ordinance. With required permits, the lot may be used for construction purposes subject to compliance with required setback, use, impervious surface limitation, and sanitary regulations.

Assessed Value for 2022: \$ 17,200
Fair Market Value for 2022: \$ 23,000

2022 Taxes: \$ 218.68

APPRAISED VALUE: \$30,000 (MINIMUM BID REQUIRED)



Parcel 281-24-11060100 (City of Sturgeon Bay)

Location: This is a wooded lot on S 16th Pl, within the Harbor Heights subdivision.

Lot Dimensions: 105.36' x 329.83' x 106.24' x 329.91'

Description: This property is 0.80 acres considered to be non-buildable due to having wetlands on most of the lot. Property is located behind the property of 1623 Rhode Island St.

Assessed Value for 2020: \$ 34,000

2020 Taxes: \$ 781.33

Fair Market Value for 2020: \$ 34,200

APPRAISED VALUE: \$ 2,000 (NO MINIMUM BID)



BID AND PURCHASE AGREEMENT

I, (We) _____ adult(s) residing at _____ (“Purchaser”) hereby agree to purchase Parcel Number _____ from the County of Door subject to the terms and conditions set forth herein.

The purchase price for the real estate shall be \$ _____. Purchaser agrees to pay the purchase price (less deposit) in cash or by certified check or bank draft within 30 days of acceptance of this Bid and Purchase Agreement by the County of Door.

Purchasers’ performance may not be dependent on the happening of a contingency (e.g. financing, sale of real estate, etc.).

A deposit, in the form of a certified check, cashier’s check, or money order payable to the “County of Door”, in a sum equal to ten percent (10%) of the purchase price, must accompany this Bid and Purchase Agreement. If this Bid and Purchase Agreement is accepted by the County of Door and the Purchaser defaults, Purchaser shall forfeit this sum to the County of Door.

Conveyance shall be by quit claim deed. A quit claim deed passes any title, interest or claim which the grantor may have in the real estate, but does not profess that such title is valid, nor contains any warranty or guaranty of title. Purchaser shall be the grantee.

No abstract of title, title insurance, or survey will be provided by the County of Door to Purchaser.

The real estate shall be sold “as is”, and Purchaser must trust to her/his own inspection. Door County makes no representations as to zoning and planning laws or regulations, land use, dimensions or actual legal boundaries of the land, access to the land, topography of the land, drainage patterns of the land and neighboring properties, wetlands on the property, floodplain areas, soil type or quality, water supply or quality, or other natural or man-made features or characteristics of the real estate. Door County makes no representations as to the availability of community services such as sewage disposal, waste disposal, electricity, natural gas/fuel oil/propane gas, road maintenance, snow plowing, police protection, fire protection or other services or conveniences. Door County will not undertake the responsibility for inspection, replacement, repair, remediation and/or cleanup of wells, septic systems, holding tanks, mound systems, structures, environmental hazards or pollution, or hazardous waste or materials located over, beneath, in or on the real estate.

The Purchaser shall have an evaluation of any existing private onsite wastewater treatment system completed and written report submitted to the Door County Land Use Services’ Department within 15 days of the date of the scheduled closing.

Purchaser is aware that any person who was the owner of any right, title or interest in land which was lost by foreclosure of tax lien(s) by action in rem may, within two (2) years in cases other than fraud [and within six (6) years in the case of fraud] from the date of entry of such judgment commence an action to set aside the judgment pursuant to and in accordance with Section 75.521 Wisconsin Statutes.

If this sale is set aside for any reason in the future, the County of Door's liability to Purchaser is limited to the return of the purchase price. Purchaser shall have no further recourse against the County of Door.

The County of Door reserves the right to reject any and all bids or to accept those it deems in good faith to be most advantageous to the County of Door. Every bid less than the appraised value of the property shall be rejected the first-time real estate is advertised for sale.

Criteria used by the County of Door in determining the acceptance of a bid may include:

1. Adequacy of the bid price
2. The proposed use of the real estate
3. Whether the land will be subject to real estate taxes
4. The sale which is most advantageous to Door County

The County of Door may consider bids submitted by former owners, heirs, or adjacent property owners to be more advantageous than subsequent bids.

If the County of Door determines that two (2) or more of the bids are acceptable, the bid prices are equal, all criteria are met and either or all sales would be equally advantageous to the County, the sale of said property will be determined by "lots" with the winner being awarded the parcel at the price they bid.

Any time constraint set forth herein may be extended at the discretion of the County of Door.

The County of Door reserves the right to waive irregularities, informalities and technical defects in bid proposals.

This Bid and Purchase Agreement constitutes the entire agreement between the Purchaser and County of Door, and no oral statements or promises shall be valid or binding.

Dated this _____ day of _____, 2023.

BIDDER(S)/PURCHASER(S)

Signature: _____

Print Name: _____

Phone Number: _____

Signature: _____

Print Name: _____

Phone Number: _____

***This Bid and Purchase Agreement must be fully completed, legibly written or typed, and may not be altered. This Bid and Purchase Agreement, and deposit, must be sealed in an opaque envelope, labeled "**Bid for Tax Delinquent Real Estate – Parcel No. _____**" and timely delivered to and received by the **Door County Treasurer's Office, 421 Nebraska Street, Sturgeon Bay, Wisconsin 54235.**